

1101

E. 1st Street

BEAUMONT, CA.



Pennsylvania Ave.

E. 1st Street



P R E S E N T E D B Y



ROBERT MENDIETA JR., CCIM

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Price:	\$1,575,000
Lot Size:	4.81 ac.
Price/SF:	\$7.52 PSF
Price/AC:	\$327,443
Zoning:	Transit District Overlay

INVESTMENT SUMMARY

+/-4.81 ac. Signalized Corner Lot along heavy trafficked passage way. Within walking distance to major Beaumont Shopping center and walk to future Metrolink station on Pennsylvania.

The Owner will Consider Carryback Financing with \$300,000 down payment

The lot is Level and contains 2 fire hydrants.

The zoning is TOD Transit Oriented District Overlay-zoning allows for Mixed Use / almost 100 permitted uses and 30 additional with a CUP such as a gas station.

Zoning is flexible and is ideal for big box store, commercial retail center, medical offices, restaurant-drive through, gas station, condos, townhouses, senior living facility.

There is Partial curb and sidewalk at corner and is +/- 1/3 mile from I-10 on and off ramps on Pennsylvania and close to Potrero St future link to Interstate 79 and I-60.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lessor financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL VIEW



1101 E. 1st Street Beaumont, CA.
4.81 ac lot



1101 E. 1ST STREET BEAUMONT, CA



LISTING BROKER



Robert Mendieta Jr. CCIM. has specialized in Seller and Landlord representation as well as Buyer and Tenant representation with diversified commercial real estate transactions.

500+ TRANSACTIONS TO DATE

Specializing in acquisitions and leasing of Industrial, Office, Retail and Vacant Land transaction in commercial real estate and investments.

20+ YEARS OF REAL ESTATE EXPERIENCE

From warehouses to vacant land, Robert has extensive experience and has successfully sold and leased...

2M+Sq. Ft. SOLD OR LEASED In total consideration Sold or Leased to date, Robert's total transaction

Volume is... \$200M+VOLUME



CONTACT INFORMATION



FOR FURTHER INQUIRIES, PLEASE CONTACT

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**WE LOOK FORWARD TO BUILDING BETTER
COMMUNITIES WITH YOU.**

